

# 19 Portland Crescent Shrewsbury SY2 5NH



**3 Bedroom Bungalow - Detached**  
**Offers In The Region Of £350,000**

## The features

- GOOD SIZED 3 BEDROOM EXTENDED DETACHED BUNGALOW
- OFFERING SCOPE FOR IMPROVEMENT
- KITCHEN AND DINING ROOM
- DRIVEWAY WITH PARKING AND GARAGE
- NO UPWARD CHAIN, VIEWING RECOMMENDED.
- ENVIABLE LOCATION CLOSE TO AMENITIES
- HALL, LOUNGE WITH OPEN FIRE, LARGE FAMILY/SITTING ROOM
- 3 GENEROUS BEDROOMS, BATHROOM AND WC
- GOOD SIZED ESTABLISHED AND PRIVATE REAR GARDEN



**\*\*\* EXTENDED DETACHED BUNGALOW \*\*\***

An opportunity to purchase this deceptively spacious, 3 bedroom detached Bungalow which has been extended to provide additional living accommodation and offers scope for modernisation.

Occupying an enviable position in this popular and sought after location with good local amenities on hand including shops, schools, doctors and for commuters ease of access to the A5/M54 motorway network.

The accommodation briefly comprises Reception Hall, good sized Lounge with open fire, large Family/Sitting Room, Dining Room, Kitchen, 3 Bedrooms, Bathroom and WC.

The property has the benefit of central heating, driveway with parking, garage and lovely established rear garden which offers a great level of privacy.

No upward chain.

## Property details

### LOCATION

The property occupies an enviable location on the edge of the Town. Perfect for commuters with ease of access to the A5/M54 motorway network and a short distance from excellent local amenities including schools, doctors, supermarkets, general stores, restaurants/public houses, churches and lovely countryside walks. The Town Centre is a short walk away.

### ENTRANCE PORCH

Glazed entrance porch with door opening to

### RECEPTION HALL

with range of fitted storage cupboards. Inner hall with additional storage which leads directly to the Kitchen.

### LOUNGE

A good sized room with window overlooking the front. Chimney breast housing open grate, media point, radiators. Cupboard housing meters. Double opening doors leading to

### LARGE EXTENDED FAMILY/SITTING ROOM

An excellent sized room offering great versatility being naturally well lit with double opening French doors leading onto courtyard area to the front and large glide and slide patio doors leading onto the rear garden. Radiator.

### DINING ROOM

having window to the front and side, radiator.

### KITCHEN

with range of units incorporating single drainer sink set into base cupboard. Further range of cupboards and drawers with worksurfaces over and having space for appliances, tall shelved larder unit and range of eye level cupboards. Door and window to the side, radiator.

### INNER HALL

with access to large roof storage space via loft ladder.

### BEDROOM 1

A generous double room with window overlooking the rear garden, fitted wardrobes, radiator.

### BEDROOM 2

another double room with window overlooking the garden, radiator.

### BEDROOM 3

A generous sized room with window to the side, radiator.

### BATHROOM

with suite comprising panelled bath, wash hand basin and wc. Tiled surrounds, radiator.

### SEPARATE WC

with low flush suite and wash hand basin.

### OUTSIDE

The property is approached over driveway with wrought iron gates and parking and leading to the Garage. To the front is a shaped lawn with flower and shrub beds. Side pedestrian access leads around to the lovely established Rear Garden which has a raised paved sun terrace and steps leading down to the good sized lawn which has an abundance of well stocked flower, shrub and herbaceous beds and a range of specimen trees. Ornamental garden pond, summer house and greenhouse. The property offers a good level of privacy being screened by fencing, hedging and trees.

### GENERAL INFORMATION

#### TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

#### SERVICES

We are advised that all main services are connected.

#### COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band C - again we would recommend this is verified during pre-contract enquiries.

#### FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

#### LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

#### REMOVALS

We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

## NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home





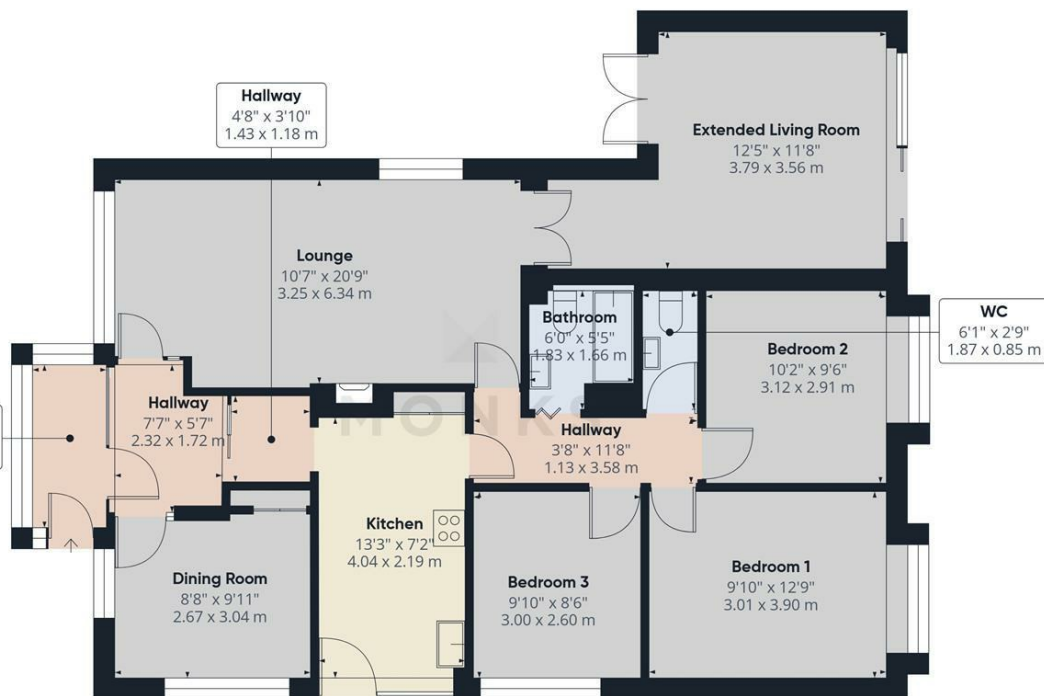


## 19 Portland Crescent, Shrewsbury, SY2 5NH.

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**Approximate total area<sup>(1)</sup>**  
1099 ft<sup>2</sup>  
102.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## Judy Bourne

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## Get in touch

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## Shrewsbury office


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## We're available 7 days a week


HOME – four words that define who,  
and what we are:

**Honest, Original, Motivated, Empathetic**

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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- All descriptions, dimensions and distances are approximate, references to state and condition, relevant permissions for use and occupation and other details are provided in good faith and believed to be correct.
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